

KOVAC JOHN &/HOYT WENDY
4 MOSS OAKS DR
FERNANDINA BEACH, FL 32034

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	%	NORM	% COND	VALUATION SUMMARY									
Exterior Wall		16	WD FR STUC 100							0500	01	2,615	127.6224	181.86	475,564	2005	2010	0	0	0	6.00	94.00	VALUATION BY STANDARD									
Roof Structur		08	IRREGULAR 100							1 SFR CUST - 100% - 2023										Heated Area: 2205 HX Base Yr 2023												
Roof Cover		03	COMP SHNGL 100																													
Interior Wall		05	DRYWALL 100																													
Interior Floor		12	HARDWOOD 80																													
Interior Floo		11	CLAY TILE 20																													
Air Condition		03	CENTRAL 100																													
Heating Type		04	AIR DUCTED 100																													
Bedrooms			3 100																													
Bathrooms			2 100																													
Frame		02	WOOD FRAME 100																													
Stories		1.	1. 100																													
Units			0 100																													
Occupancy		00	NONE 100																													
Quality		06	Quality Level 06																													
DOR CODE		0100	SINGLE FAMILY																													
MAP NUM			MKT AREA				10																									
NEIGHBORHOOD/LOC		10001.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	2,205	100	2,205	376,941																												
FGR	579	55	318	54,361																												
FOP	120	30	36	6,154																												
FOP	185	30	56	9,573																												
TOTALS		3,089		2,615	447,030																											
EXTRA FEATURES										4 MOSS OAKS DR, FERNANDINA BEACH																						
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																	
1	0504	FP-ELECTRI	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	90	1,800																		
2	0812	CONCRETE C	0 100	0 0	1,579.00	SF	4.00	4.00	100	2005	2005	3	87	5,495																		
3	0810	CONCRETE A	0 100	0 0	268.00	SF	6.50	6.50	100	2005	2005	3	87	1,516																		
4	0810	CONCRETE A	0 100	0 0	84.00	SF	6.50	6.50	100	2005	2005	3	87	475																		
5	1126	CB/STC 8"	0 100	0 0	95.00	SF	8.00	8.00	100	2005	2005	3	87	661																		
LAND DESCRIPTION										TOTAL OB/XF 9,947																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	450,000.00	450,000.00	450,000															
REVIEW DATE 04/23/2020 BY DJA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS																																